Karen Johnson Davidson County
Batch# 1311399 DEEDWARR
08/18/2025 02:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,080.40
20250818-0065779

JODY LYNN POPE
Notary Public
Alabama State at Large

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $292,000.00

Deborah Hartley Delmas
Affiant

Subscribed and sworn to before me, this 13 day of AUGUST, 2025.

Jody Lynn Pope
Notary Public

My commission expires:
July 12, 2028

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 805 Bexhill Court North Trust	**New Owner**	**064160C04300CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Deborah Delmas, Personal Representative of the Estate of Charles Randall Hartley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 805 Bexhill Court North Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 65, Plan of Section Two, Wembley Downs, of record in Book 7900, Page 363, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Charles Randall Hartley, unmarried, by Deed from Phillips Builders, Inc, dated August 14, 1992, of record in Book 8705, Page 468, in the Register's Office for Davidson County, Tennessee. Charles Randall Hartley died testate on April 27, 2025. By Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 25P1119, the Personal Representative of the estate was granted the absolute and discretionary power to to deal with any property, personal or real, without Court approval. The Community Foundation of Middle Tennessee, Inc. residuary beneficiary under the Last Will and Testament of Charles Randall Hartley, joins in the execution of this instrument to convey any/all interest it may have in said real property as said residuary beneficiary.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA Common Area Quitclaim Deed of record in Book 8405, Page 408, said Register's Office.

The lien of 2025 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 805 Bexhill Ct, Nashville, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Deborah Delmas Date: 8/13/2025

Deborah Delmas
Personal Representative of the Estate of Charles Randall Hartley

STATE OF ALABAMA

COUNTY OF MADISON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Deborah Delmas** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purposes therein contained and who further acknowledged that she is the Personal Representative of the Estate of Charles Randall Hartley and that she is authorized by the Estate of Charles Randall Hartley to execute this instrument on its behalf.

Witness my hand, at office, this 13 day of AUGUST, 2025.

Jody Lynn Pope
NOTARY PUBLIC

My Commission Expires: July 12, 2028

JODY LYNN POPE
Notary Public
Alabama State at Large

My Commission Expires

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Hal Cato Date: 8/11/25

The Community Foundation of Middle Tennessee, Inc.
By: Hal Cato
Its: CEO

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Hal Cato** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purposes therein contained and who further acknowledged that he is the CEO of The Community Foundation of Middle Tennessee, Inc. and that he is authorized by The Community Foundation of Middle Tennessee, Inc. to execute this instrument on its behalf.

Witness my hand, at office, this 11 day of August, 2025.

Cynthia D Copeland
NOTARY PUBLIC

My Commission Expires: July 6, 2026



Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/11/25 (date of document).

8/13/25 Jennifer Russell
Affiant Signature

8/18/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of August 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

